152.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	946,300 / 946,300
					USE VALUE:	946,300 / 946,300
					ASSESSED:	946,300 / 946,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SI YAGUANG			
Owner 2:	MU DAN			
Owner 3:				
Street 1:	15 HAWTHORNE AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	MC KEIGUE JOHN E/ ESTATE -
Owner 2:	-
Street 1:	15 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Aluminum Exterior and 2291 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6176.000	462,100		484,200	946,300
Total Card	0.142	462,100		484,200	946,300
Total Parcel	0.142	462,100		484,200	946,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.05 | /Parcel: 413.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100884

GIS Ref

GIS Ref

Insp Date 04/30/18

!11927!

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	462,100	0	6,176.	484,200	946,300		Year end	12/23/2021
2021	101	FV	448,100	0	6,176.	484,200	932,300		Year End Roll	12/10/2020
2020	101	FV	447,600	0	6,176.	484,200	931,800	931,800	Year End Roll	12/18/2019
2019	101	FV	328,900	0	6,176.	454,000	782,900	782,900	Year End Roll	1/3/2019
2018	101	FV	247,600	0	6,176.	375,300	622,900	622,900	Year End Roll	12/20/2017
2017	101	FV	247,600	0	6,176.	345,000	592,600	592,600	Year End Roll	1/3/2017
2016	101	FV	247,600	0	6,176.	314,700	562,300	562,300	Year End	1/4/2016
2015	101	FV	233,700	0	6,176.	308,700	542,400	542,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:25:32

LAST REV

Date	Time
11/01/18	16:08:53
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11927

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC KEIGUE JOHN	69599-304		7/14/2017		850,000	No	No		
MC KEIGUE JOHN	62421-261		8/9/2013	Convenience	1	No	No		John E McKeigue dod 8/25/16
	14799-369		11/1/1982		89,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/1995	149	Manual	3,950					REPAIR PATIO

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2018	MEAS&NOTICE	BS	Barbara S
3/19/2009	Inspected	163	PATRIOT
1/15/2009	Measured	372	PATRIOT
11/19/1999	Meas/Inspect	270	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100884
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6176		Sq. Ft.	Site		0	80.	0.98	9									484,223						484,200	

Total AC/HA:	0.14178	Total SF/SM:	6176	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	484,223	Spl Credit		Total:	484,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10831511
Const Adj.:	1.08889127
Adj $ / SQ:	156.889
Other Features:	102804
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518026
Depreciation:	55947
Depreciated Total:	462079

COMMENTS

WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

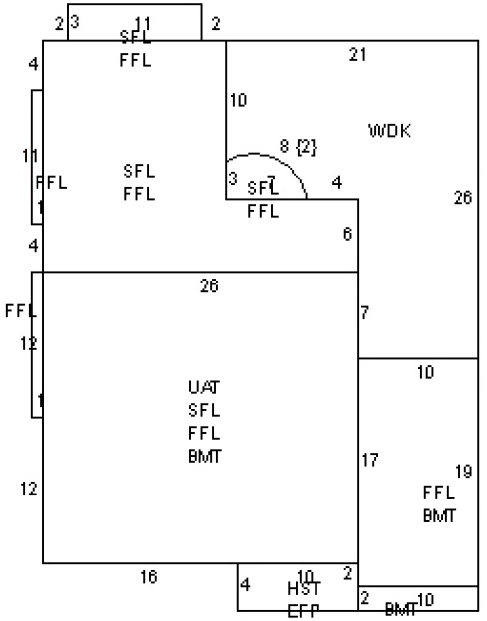
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.89
Special Features:	0	Val/Su Net:	124.79
Final Total:	462100	Val/Su SzAd	201.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,242	156.890	194,856
SFL	Second Floor	1,029	156.890	161,438
BMT	Basement	834	47.070	39,254
WDK	Deck	382	9.380	3,585
UAT	Upper Attic	156	62.760	9,790
EFP	Enclos Porch	40	79.050	3,162
HST	Half Story	20	156.890	3,138

	Net Sketched Area:	3,703		Total:	415,223
Size Ad	2291	Gross Area	4191	FinArea	2291

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc